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# Faculty Memo: New Building

Rory Little

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# Faculty Long Range Planning Committee on 333 Golden Gate

October 22, 2015

**From:** Faculty Long Range Planning 3.0 Committee

**Members:** Professors Evan Lee, Rory Little, Osagie Obasogie, Nancy Stuart.  
*Ex officio:* Academic Dean Beth Hillman and CFO David Seward.

**Date:** October 22, 2015

**Re:** Update, recommendations, ideas and questions, regarding the “new building” to be constructed at 333 Golden Gate Avenue.

Dear Faculty Colleagues,

UC Hastings is in an exciting and fast-moving process to submit a “Programming Design” document to the Master Architect that has been selected for the new building to be constructed at 333 Golden Gate Avenue (where the former YMCA playground is currently). The goal is to submit our best “programming needs and requirements” and preferences to our consultant (MK Think) by November 15, so that documents can be finalized for submission to the Master Architect by December 1.

We emphasize that this is not the “last chance” for UC Hastings to have input into the design--build process. However, it is an important step that will influence future design and drawing documents. Thus the ad hoc Faculty Long Range Planning 3.0 Committee has undertaken to gather as much information, including faculty preferences and ideas, for inclusion in the December 1 programming design document. This memo is intended to centralize as much information as possible up to this date, and concisely convey it to the faculty for purposes of transparency, inviting further input, and consensus building.<sup>1</sup> The focus of this memo is solely the “new building” at 333 Golden Gate, although other spaces belonging to UC Hastings are interwoven in our thinking while making space recommendations here.

We decided to transmit this document very close to our October 23 meeting, so that we could include the most up-to-date information possible. And it seems important to remember that things could change, by December 1 and also after. So please feel free to convey your thoughts and ideas to Committee members at any time.

There is more detail and thinking behind each statement that follows, and the Committee is happy to share it all with you if you want to know. These are just the “highlights.” For purposes of clarity and convenience, the following paragraphs are numbered and preceded by organizational headings.

## **1. What is the Purpose of the New Building?**

The state has appropriated funding for the new building on the premise that it will replace the “academic building” currently located at 198 McAllister Street. That building was constructed in 1953 and has many failing systems. All functions

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<sup>1</sup> For those interested in more detail, you can access a broad array of LRCP 3.0 materials here: <http://www.uchastings.edu/about/leadership/strategic-plan/lrcp/index.php>.

currently housed in the front half of that address must be moved. (The back half of 198 McAllister -- housing the LBM, Classrooms F, G and H, the Gold Reading Room, Moot Court facilities -- is actually a separate building designated as 50 Hyde Street. Those spaces are currently slated to remain, and this memo does not address new space for functions currently in that building.)

In addition, a goal in planning for the new building is to provide space for the various functions and departments currently housed in “the Tower” at 100 McAllister Street, in order to consolidate our academic community (and because the Tower is also in need of extensive code and renovation work in the near term).

## **2. How tall will the new building be, how many floors?**

A. Not entirely decided until the master architect weighs in. For now, we are assuming a building roughly the same height as the 200 McAllister building, with six similar level floors, and connected to the 200 building in some way.

B. Connectors: We would prefer more than a ground-level connection to the 200 McAllister building. For example, we might propose connectors at the first, third, and sixth floor levels. Whether the budget (state appropriated funds plus any additional monies that UC Hastings can contribute) will support these (and other) options, is unknown at this time. The process of working with the Master Architect and the state Department of General Services includes determining precisely what we can afford.

## **3. What Functions/Departments will be located in the new building?**

Many “space decisions” for the new building must remain tentative until the Master Architect weighs in. However, the following list contains our consensus thoughts to date.

A. Academic classrooms. This is the primary focus of the new building.

-- Our preference would be to have the bulk of the classroom spaces on the lower floors, 1-3. Among other considerations, this will reduce large elevator loads for students going to class. Specific ideas and recommendations about classrooms, including the size and number of classrooms, are discussed at the end of this memo.

B. Faculty Offices. Right now, requesting 16. All the same. For faculty of all stripes. Possibly spread in “clusters” of four or more, rather than all on one hall or floor. Windows (operable) in all faculty offices.

C. Faculty Lounge/Colloquium space? For both larger meetings, and small “clusters.” Also, possibly a separate Staff Lounge area?

D. The Clinics. A goal is to incorporate our nationally-recognized clinical programs fully into the academic life of UC Hastings. We currently have seven in-house clinical programs (in which faculty directly supervise students representing clients) organized under the umbrella of the Community Justice

Clinics (CJC). The current consensus goal is to house their functions (student work space, client meeting rooms, classroom space, reception, etc.), as well as accompanying faculty offices, in the new building.

E. Some Academic Center space. Although the current thinking is to house our Centers primarily on the sixth floor of the 200 McAllister building (and we would recommend a direct connection with the new building by a sixth-floor sky bridge as a high priority), some Center space might be better housed in the new building. For example, our Center for Negotiation and Dispute Resolution (CNDR) has an essential academic, teaching function, appropriate for housing in the new “academic” building. Similarly, the Center for Gender and Refugee Studies (CGRS) has a substantial client-servicing clinical component, and thus may be appropriately housed with the “clinics.”

F. Advancement: Our advancement and alumni servicing functions are currently housed on the second floor of 200 McAllister, while everything else on that floor is related to “student services.” The idea is to consolidate all student functions in 200 McAllister, and create an attractive new alumni/advancement center in the new building -- space that could also be used for other appropriate UC Hastings functions.

G. General Counsel: Currently housed on 1M of the 198 building, the offices of the UC General Counsel operate as a “law firm” in some cases, and also serve as meeting space for our Board of Directors. (Our General Counsel also serves as Secretary to the Board). Well-appointed General Counsel space might usefully be housed near Advancement in the new building, perhaps sharing some Advancement conference center functions, and could also be used for UC Hastings functions if needed.

H. Administrative Departments currently housed in 198 McAllister. This includes our fiscal and HR departments.

I. Students Lockers: replicating what is in the 198 building now.

**4. Final Decisions depend on many factors.** Based on existing square footage estimates and preliminary needs given to MK Think, the functions slated for the new building represent just slightly over the potentially-available square footage in the new building. It is good that we are actually so close at this early stage. Final decisions as to what exactly will be located in the new building must await more precise architectural drawings and cost-budget evaluation.

**5. How will people access the new building?** There will be two main access points.

First, access through 200 McAllister. It is hoped that there will be direct access at the first floor level, through the “back” (northwest area) of 200 McAllister. The hope is to “blast through” the existing wall that currently stands between

the back of 200 McAllister and the current YMCA playground area. Also, the second-floor area outside of the Law Café offers an additional high impact/low cost opportunity to link the two structures.

Second, there will be an entrance from Golden Gate Avenue. This will help bridge the gap between UC Hastings and the community; improve general neighborhood security; put UC Hastings people closer to the parking garage (and Phil's!); and possibly create a “grand entrance” into the new, more unified UC Hastings campus.

In addition, the GG Ave. entrance will allow clients serviced by our clinics (as well as other UC Hastings community members) to enter the clinical space without having to navigate through the 200 McAllister building.

**6. Separate entrance for clinic clients?** We do not envision two different entrances from the street. But there may be separate paths once persons enter (either enter the building or enter from Golden Gate Ave.) Clinic clients might be quickly shunted in different directions (after a security checkpoint?), with the clinics having a separate waiting room or access area once inside the entrance or the lobby. This is an idea “in progress” and is far from definite.

**7. What other “Extras” might we request?** In some sense, now is our opportunity for aspirational, “the sky’s the limit” visioning. Although the ultimate budget will undoubtedly constrain these aspirations, the December 1 programming document is a way for us to put forth our grandest dreams and desires. This will also help inform and support our fundraising goals and objectives. It will allow the Master Architect to understand our goals and priorities. Here are some ideas:

-- **Maximizing the use of natural light, and greenery.** Possible “terracing” of the building floors for more light. Possible skylights, “light-shafts,” etc. “Green” areas wherever possible, sprinkled throughout the space. LEED certified and sustainable to the extent possible.

-- **Useful, inviting, and safe rooftop space.** Student gathering space, possibly to replace the “beach” of 198 McAllister. Preferably with greenery. Possibly also some enclosed space with impressive decor for alumni/symposium/other gatherings. (The rooftop will also necessarily house some “mechanical” space, such as elevator boxes.)

-- **First floor “atrium”?** Some sort of “impressive” lobby/grand entrance area. The first floor will also contain a Security desk or post (although Security might possibly be closer to the Golden Gate Ave. entrance). Also, some comfortable student gathering spaces in or just off the lobby. A possible “spirit”/gift shop? If well connected to the 200 McAllister building, there should be no need for a separate coffee shop; there should be easy access to the Law Café in 200 McAllister.

-- **“Conference center”?** Something like the below-grade conference facility currently in the State Building on GG Ave.? A large meeting space, with soundproof dividers built in? A “food service” station, not for cooking but with sink, fridge, storage, similar to the facilities in the Skyroom? We would recommend that any such space usage would be “dual use,” with support for the academic program as the primary purpose but configured in such a way as to also be attractive for “outside” meetings and symposia compatible with the UC Hastings mission. (Indeed, such space could provide outside rental income, just as the academic spaces in 198 McAllister currently do.)

-- **Other Ideas?** Send them our way. Soon.

## 8. Let's get Specific about Classrooms

-- **Sizes of Classrooms:** Grouped by number of seats, we are focusing on classrooms of the following sizes: X-Large: 100 seats; Large: 85; Medium: 45; Small: 25; and X-Small (“breakout” rooms): 6.

-- **Number of Classrooms:** Keep in mind that the large classroom spaces (Rooms F, G and H) in the 50 Hyde Street building (the back half of 198 McAllister) will continue to exist. In the new building, for each size of classroom planned, here are the proposed number of each type of classroom:

X-Large: 1 (“Conference Center,” reducible by sound-proof dividers).

Large: 4 (sufficient for four first year sections).

Medium: 2

Small: 14

X-Small (breakout): 4

-- **Moveable Chairs, and Many Moveable desks/tables.** We would recommend moveable chairs in all classrooms. As for tables/desks, we recommend moveable ones in all but the large and X-Large size classrooms.

-- **Doors; Windows:** There seems to be a preference for natural light/windows in classrooms, as well as doors that enter from the side or rear, not the front. However, these preferences were not overwhelmingly strong. Long thin windows at the top of a classroom, rather than potential distracting picture windows, seem fine or even preferred by some. Some faculty are also fine with no windows, at least in the larger-size classrooms, although natural light in hallways is desired by all. As for doors, the main concern is that they be QUIET, wherever they are placed, both in opening and in closing.

-- **Classroom technology and classroom details:** The Ad Hoc Faculty-Staff technology Committee (chaired by Professor Yvonne Troya) is examining and recommending specifics on technology. Some preferences seem clear. Curved seating arrays rather than straight across. Whiteboards in every classroom; possibly white-board-painted walls in addition. Moveable podiums. Sufficient electrical outlets for every seat, whether by fixed work benches or ground outlets (where tables are entirely moveable). Screens large enough to be seen from the

back, which do not obscure any whiteboard, and which are not obscured by a professor or speakers standing at the podium. Multiple screens if possible. Wireless controllers if possible. Video and audio recording capability, but an on-off switch so that 24/7 recording is not the norm. Individualized and dimmable light controls, at least in large classrooms. Climate controls individualized to each classroom if possible and secure from tampering. Inviting warm touches, such as wood paneling or wainscoting, where possible.

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